

December 13, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**REVIEW OF FUND ACCOUNTINGS AND STATUS OF UNEXPENDED FUNDS FOR
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICTS,
THE ANTELOPE VALLEY DRAINAGE AREA, AND
AD HOC DEVELOPMENT FEES FOR ROAD IMPROVEMENTS
AND TRAFFIC SIGNALS
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

This action is to review the fund accountings for the Bridge and Major Thoroughfare Construction Fee Districts, the Antelope Valley Drainage Area, and various Ad Hoc Development Fees for road improvements and traffic signals and to make the findings required by California Government Code Section 66001(d)(1) with respect to these funds.

IT IS RECOMMENDED THAT THE BOARD:

1. Review the fund accountings for the Bridge and Major Thoroughfare Construction Fee Districts, the Antelope Valley Drainage Area, and the Ad Hoc Development Fees for road improvements and traffic signals as required by Section 66006(b) of the California Government Code.
2. Adopt resolutions making the findings specified in California Government Code Section 66001(d)(1) with respect to the Bridge and Major Thoroughfare Construction Fee District funds, the Antelope Valley Drainage Area Fund, and certain Ad Hoc Development Fee funds for road improvements and traffic signals.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The County of Los Angeles imposes fees on developers to defray the costs of public improvements necessary to serve the development and/or mitigate the impacts from the proposed development. These fees are deposited and maintained in separate funds and may only be expended for the specific public improvement for which they were collected.

The purpose of the recommended action is to review the status of the various Bridge and Major Thoroughfare (B&T) Construction Fee District (District) funds, the Antelope Valley Drainage Area Fund, and the funds for various Ad Hoc Development fees, as required by California Government Code Section 66006(b)(1); and to make certain findings, as required by Government Code Section 66001(d)(1), regarding the unexpended portions of those funds as appropriate.

Enclosure 1 describes the general account information for each fund for Fiscal Year 2015-16, as specified in California Government Code Section 66006(b)(1), including the beginning and ending balance and revenues and expenditures.

The enclosed resolutions contain the findings specified in California Government Code Section 66001(d)(1) with respect to the funds for which the findings are justified.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). Developer fees provide sufficient funds to continue constructing County roads, bridges, and drainage improvements in an effective manner and provide traffic mitigation and flood protection that improves the quality of life for residents of the County.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund and no change to any of the applicable fees is proposed at this time.

Pursuant to Section 66006(a) of the California Government Code, the County has created a separate fund for each B&T District, the Antelope Valley Drainage Area, and various Ad Hoc Development Fees. There will be no County budgeting adjustments required to finance the proposed flood, highway, and bridge improvements.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County imposes fees on developers in connection with the County's approval of specific development projects to defray the costs of public improvements necessary to serve the occupants of those projects and/or mitigate the traffic, drainage, and other impacts resulting from those projects.

B&T Construction Fee Districts

Pursuant to Section 66484 of the California Government Code and Section 21.32.200 of the Los Angeles County Code, the County established the Bouquet Canyon, Eastside Route 126, Lyons Avenue/McBean Parkway, Castaic, Westside, and Valencia B&T Districts in the Santa Clarita Valley and the Lost Hills Road/Las Virgenes Road B&T District in the Calabasas area. The B&T Districts levy fees on new developments to defray the cost to construct highway and bridge improvements. The particular highway and bridge improvements within each B&T District are described in a B&T District report, which was prepared for each District and previously filed with the Board of Supervisors concurrently with the establishment or update of each District.

The Department of Public Works has conducted a review of each of these B&T Districts to determine the status of the improvements and development within the District. The results of Public Works' review of each of the B&T Districts are summarized in Enclosures 2A-2G.

Public Works' review also included a determination as to whether or not any circumstances have changed since the most recent B&T District Report that would warrant deleting any of the planned (but not yet constructed) improvements from any of the Districts. Public Works has determined that no such deletions are warranted and that each of the planned (but not yet constructed) improvements within each of the B&T Districts are still necessary for the purposes described in the most recent B&T District Report.

The Antelope Valley Drainage Area

Pursuant to California Government Code Section 66483 and Section 21.32.400 of the Los Angeles County Code, the Board adopted and established the Antelope Valley Drainage Area (AVDA). New developments within the boundaries of the AVDA are levied a fee to defray the costs of drainage improvements needed in the Antelope Valley. The particular drainage improvements within the AVDA are described in the Final Report on the

Antelope Valley Comprehensive Plan of Flood Control and Water Conservation (AV Report), dated June 1987 and adopted by the Board on June 23, 1987. The AVDA was amended in October 2006 as described in the Amendment to Antelope Valley Final Report on the Comprehensive Plan of Flood Control and Water Conservation (AV Amendment).

Public Works has conducted a review of the AVDA to determine the status of the improvements and development within the AVDA. The results of Public Works' review are summarized in Enclosure 3.

Public Works' review also included a determination as to whether or not any circumstances have changed since the AV Amendment that would warrant deleting any of the planned (but not yet constructed) improvements from the AV Report. Public Works has determined that no such deletions are warranted and that each of the planned (but not yet constructed) improvements identified in the AV Report are still necessary for the purposes described in the AV Report and AV Amendment.

Ad Hoc Road Improvements and Traffic Signals

The County also imposes fees on specific development projects, on an Ad Hoc basis, to defray the costs of roadway improvements and traffic signal improvements that are not included in a B&T District. The particular improvements for which Ad Hoc fees have been collected are described in the enclosed Ad Hoc Development Fees-Road Improvements and Ad Hoc Development Fees-Traffic Signals Resolutions.

Public Works has conducted a review of the various Ad Hoc fees to determine the status of the improvements and the surrounding developments. The results of Public Works' review are summarized on the attachments in the enclosed Resolutions.

Public Works' review also included the determination of whether or not any circumstances have changed since the imposition of the various fees that would warrant cancelling any of the planned (but not yet constructed) improvements.

Public Works has determined that the Ad Hoc improvements identified on Attachment 4A in the enclosed Ad Hoc Development Fees-Road Improvements and Attachment 4B in the Ad Hoc Development Fees-Traffic Signals Resolutions have not been completed and are still necessary to mitigate the traffic and other related impacts resulting from the projects on which the fees were imposed.

Mitigation Fee Act Reporting

Pursuant to California Government Code Section 66006(a), the fees described above must be deposited in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency.

Pursuant to California Government Code Section 66006(b)(1), the County is required to make certain information available to the public for each of these accounts or funds on an annual basis. In compliance with this requirement, the information contained in Enclosure 1 has been posted on Public Works' website at <http://dpw.lacounty.gov/idd/lib/fp/General/2013-14%20Draft%20Ad%20Hoc.pdf> and also has been available at Public Works' Headquarters for inspection since November 16, 2016.

Pursuant to Section 66006(b)(2) of the California Government Code, the Board must review this information at a public meeting not sooner than 15 days after the information is made available to the public. In addition, notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the local agency for mailed notice of the meeting; however, no such written request has been filed.

Additionally, California Government Code Section 66001(d)(1) provides that a local agency must make the following findings with respect to the unexpended portion of each fund for the 5th fiscal year following the initial deposit into each such fund and every 5 years thereafter:

- (A) Identification of the purpose to which the fee is to be put.
- (B) Demonstration of a reasonable relationship between the fee and the purpose for which it is charged.
- (C) Identification of all sources and amounts of funding anticipated to complete financing on incomplete improvements.
- (D) Designation of the approximate dates on which the funding referred to above is expected to be deposited into the appropriate account or fund.

If these findings cannot be made as to the unexpended portion of any given fund, Section 66001(d)(2) requires the local agency to refund the moneys in the fund, and any accrued interest, to the then current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis.

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Public Works has determined that the required findings are appropriate with respect to the funds described in the enclosed resolutions for the reasons described above.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not a project pursuant to the California Environmental Quality Act (CEQA) because they constitute activities that are excluded from the definition of a project by Section 15378 (b) of the CEQA guidelines. The recommended actions are statutorily required fiscal activities that do not involve any commitment to a specific project, which may result in a potentially significant physical impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no adverse impact on current services or projects since this is a routine annual reporting to provide the accounting information for the subject funds to the public.

CONCLUSION

Please return one adopted copy of this letter and one copy of the fund accounting information to the Department of Public Works, Land Development Division.

Respectfully submitted,

GAIL FARBER
Director of Public Works

GF:

Enclosures

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

ENCLOSURE 1

AD HOC DEVELOPMENT FEES
ROAD IMPROVEMENTS
SUMMARY OF FUND EQUITY BY FISCAL YEAR
2015-16

Fee Amount: Varies

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$1,036,920	\$812,399	\$0	\$1,849,319

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

AD HOC DEVELOPMENT FEES
ROAD IMPROVEMENTS
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
See Attached	\$804,300.00	Dec-25

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
n/a	n/a	n/a	n/a

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

	Project	Department Receipt No.	Date of the Receipt	Fees Collected
1	Sepulveda and Vermont Intersection Improvement 1311 Sepulveda Blvd (TR65665)	LR 570832	4/28/16	\$75,800.00
2	Sepulveda and Normandie Intersection Improvement 1311 Sepulveda Blvd (TR65665)	LR 570833	4/28/2016	\$728,500

AD HOC DEVELOPMENT FEES
TRAFFIC SIGNAL IMPROVEMENTS
SUMMARY OF FUND EQUITY BY FISCAL YEAR
2015-16

Fee Amount: Varies

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$551,742	\$255,101	\$0	\$806,843

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

AD HOC DEVELOPMENT FEES
TRAFFIC SIGNAL IMPROVEMENTS
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
See attached	\$250,000	Dec-25

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
n/a	n/a	n/a	n/a

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

	Project	Department Receipt No.	Date of the Receipt	Fees Collected
1	TR 72216 - Leffingwell Road / Lambert Road	LR 56881	2/2/16	\$228,250.00
	TR 72216 - 1st Avenue / Candlelight Drive			
	TR 72216 - Tigrina Avenue / Imperial Highway			
2	TR 66608 - Barranca / Sierra Madre Blvd	LR 566718	10/5/2015	\$21,750

BRIDGE AND MAJOR THOROUGHFARE FEE - FUND CN8
BOUQUET CANYON
SUMMARY OF FUND EQUITY BY FISCAL YEAR
2015-16

Fee Amount: \$17,800 per Factored Development Unit

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	ADD LT LOAN RECEIVABLE	DEDUCTIONS	ENDING FUND EQUITY
\$13,263,859	\$735,938	\$0	(\$40,025)	\$13,959,772

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND CN8
BOUQUET CANYON
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
District Administration	\$40,025	n/a
Total	\$40,025	

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
Loan to Westside B&T (CP8)	State Route 126/Commerce Center Drive	30-Jun-26	0.70%

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

BRIDGE AND MAJOR THOROUGHFARE FEE--FUND CP9
CASTAIC
SUMMARY OF FUND EQUITY BY FISCAL YEAR
2015-16

Fee Amount: \$19,910 per Factored Development Unit

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$3,875,889	\$30,311*	(\$8,701)	\$3,897,499

* Interest only

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified
- 3) Descriptions of interfund transfers or loans
- 4) Descriptions of refund or allocation

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND CP9
CASTAIC
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
District Administration	\$8,701	n/a
Total	\$8,701	

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
n/a	n/a	n/a	n/a

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

BRIDGE AND MAJOR THOROUGHFARE FEE--FUND CN6
 LOST HILLS ROAD/LAS VIRGENES ROAD
 SUMMARY OF FUND EQUITY BY FISCAL YEAR
 2015-16

Fee Amount: \$3,179 per Factored Development Unit

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$3,124	\$24*	\$0	\$3,148

* Interest only

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND CN6
 LOST HILLS ROAD/LAS VIRGENES ROAD
 ADDENDUMS
 2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
n/a	n/a	n/a

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
n/a	n/a	n/a	n/a

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND V50
 LYONS AVENUE/McBEAN PARKWAY BRIDGE
 SUMMARY OF FUND EQUITY BY FISCAL YEAR
 2015-16

Fee Amount: \$2,700 per Factored Development Unit

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$139,436	\$1,036*	(\$15,662)	\$124,809

* Interest only

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND V50
 LYONS AVENUE/McBEAN PARKWAY BRIDGE
 ADDENDUMS
 2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
District Administration	\$15,662	n/a

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
n/a	n/a	n/a	n/a

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND B10
EASTSIDE/ROUTE 126
SUMMARY OF FUND EQUITY BY FISCAL YEAR
2015-16

Fee Amount: \$18,430 per Factored Development Unit

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$11,439,872	\$34,433*	(\$34,804)	\$11,439,501

* Interest only

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

BRIDGE AND MAJOR THOROUGHFARE FEE—FUND B10
EASTSIDE/ROUTE 126
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
District Administration	\$34,804	n/a
Total	\$34,804	

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
Loan to Westside B&T (CP8)	State Route 126/Commerce Center Drive	June 30, 2026	0.70%

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND V51
VALENCIA
SUMMARY OF FUND EQUITY BY FISCAL YEAR
2015-16

Fee Amount: \$23,250 per Factored Development Unit

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$3,972,866	\$3,569*	(\$34,804)	\$3,941,632

*Interest only

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND V51
VALENCIA
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
District Administration	\$34,804	n/a
Total	\$34,804	

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
Loan to Westside B&T (CP8)	State Route 126/Commerce Center Drive	June 30, 2026	0.70%

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

BRIDGE AND MAJOR THOROUGHFARE FEE--FUND CP8
WESTSIDE
SUMMARY OF FUND EQUITY BY FISCAL YEAR
2015-16

Fee Amount: \$23,450 per Factored Development Unit

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$8,150,344	\$66,231*	(\$7,740,024)	\$476,551

* Interest only

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

BRIDGE AND MAJOR THOROUGHFARE FEE-FUND CP8
WESTSIDE
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
Commerce Center Drive/SR126 Interchange	\$7,700,000	November 2012
District Administration	\$40,024	n/a
Total	\$7,740,024	

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
Loan from Eastside B&T (B10)	State Route 126/Commerce Center Drive	June 30, 2026	0.70%
Loan From Bouquet Canyon B&T (CN8)	State Route 126/Commerce Center Drive	June 30, 2026	0.70%
Loan From Valencia B&T (V51)	State Route 126/Commerce Center Drive	June 30, 2026	0.70%

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

ANTELOPE VALLEY
 DRAINAGE FEE DISTRICT
 SUMMARY OF FUND EQUITY BY FISCAL YEAR
 2015-16

Fee Amount: Varies

BEGINNING FUND EQUITY	ADD REVENUE (Fees Collected + Interest)	DEDUCTIONS	ENDING FUND EQUITY
\$324,463	\$2,425	(\$17,185)	\$309,703

ADDENDUMS

- 1) Amount of expenditure on each improvement including total percentage of the cost of the improvement that was funded with fees.
- 2) If the County has determined that sufficient funds have been collected to complete financing on an improvement, a construction start date shall be identified.
- 3) Descriptions of interfund transfers or loans.
- 4) Descriptions of refund or allocation.

ANTELOPE VALLEY
DRAINAGE FEE DISTRICT
ADDENDUMS
2015-16

ADDENDUMS 1 AND 2

Name of Specific Public Improvement	(1) Amount of Expenditure on Each Improvement, Including Total Percentage of the Cost of the Improvement that was Funded with Fees	(2) Construction Start Date
Maintenance and Repair of Rain Gauge Monitoring Station	\$11,611	n/a
Administration and Publication of Funds for Antelope Valley Comprehensive Plan	\$5,574	n/a
Total	\$17,185	

ADDENDUM 3

(3) Description of Interfund Transfer or Loan	Public Improvement on Which Transferred or Loaned Fees Will be Expended	Date on Which Loan Will be Repaid	Rate of Interest on Loan
n/a	n/a	n/a	n/a

ADDENDUM 4

(4) Description of Refund or Allocation	Public Improvement on Which Refund or Allocation was Paid	Date on Which Refund or Allocation was Paid	Rate of Interest on Refund or Allocation
n/a	n/a	n/a	n/a

ENCLOSURE 2

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

**BOUQUET CANYON
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

WHEREAS, the County of Los Angeles (COUNTY) has established the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District (DISTRICT), as described in the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District Report (DISTRICT REPORT) dated May 2002 and filed with the COUNTY Board of Supervisors (BOARD) on June, 25, 2002; and

WHEREAS, DISTRICT REPORT describes various bridge and roadway improvements (PLANNED IMPROVEMENTS) that your BOARD previously determined were necessary to mitigate the traffic and other related impacts anticipated to be caused by future development in the DISTRICT; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the DISTRICT, pursuant to Section 21.32.200 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, a number of the PLANNED IMPROVEMENTS remained incomplete as of June 30, 2015; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, your BOARD hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of financing the construction (including design, right-of-way acquisition, and contract administration) of the PLANNED IMPROVEMENTS that remain incomplete or to reimburse public or private entities for the costs incurred by those entities for the construction of those improvements.
2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those FEES were charged. The PLANNED IMPROVEMENTS that have not yet been constructed are still necessary to mitigate the traffic and other related impacts caused by the development projects on which the FEES were imposed, and the FEES remaining in the FUND are necessary to finance the future construction of those improvements.

- [illegible]

The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 2A

BOUQUET CANYON BRIDGE AND MAJOR THOROUGHFARE (B&T)
CONSTRUCTION FEE DISTRICT

BOUQUET CANYON B&T DISTRICT IMPROVEMENTS INCOMPLETE AS OF JUNE 30, 2015

LINKS		
LINK #	IMPROVEMENT DESCRIPTION	PROJECT COST
B-0100 B-0100B B-0101	Golden Valley Road: from Southerly District Boundary to Plum Canyon Road	\$9,685,200
B-0200 B-0200B B-0201 to B-0208 B-0208B B-0209 B-0209B B-0210 to B-0212	Bouquet Canyon Road: from Soledad Canyon Road to Northerly District Boundary	\$26,792,830
B-0400 B-0400B B-0401	Santa Clarita Parkway: from Southerly District Boundary to Bouquet Canyon Road	\$16,904,490
B-0500 to B-0508	Whites Canyon Road: from Plum Canyon Road to Soledad	\$8,517,890
B-0600 B-0600B B-0601 B-0601B	Vasquez Canyon Road: from Bouquet Canyon Road to Easterly District Boundary	\$6,543,670
B-0800 to B-0804	Seco Canyon Road: from Bouquet Canyon Road to Copper Hill Drive	\$113,600
B-0900 B-0900B B-0901	Haskell Canyon Road: from Bouquet Canyon Road to Copper Hill Drive	\$132,700
B-1000 B-1001 B-1001B	Copper Hill Drive: from Seco Canyon Road to Bouquet Canyon Road	\$6,044,880
B-1100 B-1101 B-1102	Plum Canyon Road: from Bouquet Canyon Road to Whites Canyon Road	\$1,902,340

Subtotal: \$76,637,600

INTERSECTIONS		
INTER. #	IMPROVEMENT DESCRIPTION	PROJECT COST
BI-1	Newhall Ranch Road and Santa Clarita Parkway	\$264,190
BI-2	Newhall Ranch Road and Golden Valley Road	\$322,500
BI-4	Bouquet Canyon Road and Seco Canyon Road	\$248,580
BI-5	Bouquet Canyon Road and Santa Clarita Parkway	\$175,700
BI-10	Bouquet Canyon Road and Plum Road	\$197,120
BI-11	Bouquet Canyon Road Copper Hill Drive	\$154,800
BI-13	Plum Canyon Road and Golden Valley Road	\$154,800
BI-14	Plum Canyon Road and Whites Canyon Road	\$154,800
BI-29	Bouquet Canyon Road and Vasquez Canyon Road	\$154,800

Subtotal: \$1,827,290

DISTRICT SHARE OF REGIONAL IMPROVEMENTS		
INTER-CHANGE #	IMPROVEMENT DESCRIPTION	ESTIMATED COST TO DISTRICT
VP-0307R	Lyons Avenue and San Fernando Road	\$1,424,940
VP-0401R	Santa Clarita Parkway and Soledad Canyon Road	\$7,282,870
VP-0500R	Wiley Canyon Road/Via Princessa and San Fernando Road	\$2,672,910
VP-0811R	San Fernando Road and SR-14	\$43,070
VP-0900R	Calgrove and I-5	\$271,820
VP-1500R	Magic Mountain Parkway and San Fernando Road	\$4,104,330
VP-0501R	Parker Road and I-5	\$137,830
C-0700R	Lake Hughes and I-5	\$54,550
E-0100R	Golden Valley Road and SR-14	\$571,970
E-0505R	Via Princessa and SR-14	\$196,970
E-1100R	Placerita Canyon and SR-14	\$286,340
C-0300	Hasley Road And I-5	\$0

Subtotal: \$17,047,600

Total of All Improvements: \$95,512,490

Amount of Fees Collected as of June 30, 2015	\$15,446,107
No. of Factored Development Units Developed as of June 30, 2015	1,083
Remaining No. of Factored Development Units in B&T District	7,605
Estimated Revenue from Remaining Factored Development Units	\$132,707,250

Estimate of When Remaining Factored Development Units Will Be Developed:
Based on historical growth rates in the Santa Clarita Valley, it is estimated that all the parcels subject to the fee will be developed within the next 20 to 30 years.

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

**CASTAIC
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

WHEREAS, the County of Los Angeles (COUNTY) has established the Castaic Bridge and Major Thoroughfare Construction Fee District (DISTRICT) as described in the Castaic Bridge and Major Thoroughfare Construction Fee District Update Report (DISTRICT REPORT) dated June 2009 and filed with this Board on August 4, 2009; and

WHEREAS, DISTRICT REPORT describes various bridge and roadway improvements (PLANNED IMPROVEMENTS) that the COUNTY Board of Supervisors (BOARD) previously determined were necessary to mitigate the traffic and other related impacts anticipated to be caused by future development in the DISTRICT; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the DISTRICT, pursuant to Section 21.32.200 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, a number of the PLANNED IMPROVEMENTS remained incomplete as of June 30, 2015; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, your BOARD hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of financing the construction (including design, right-of-way acquisition, and contract administration) of the PLANNED IMPROVEMENTS that remain incomplete or to reimburse public or private entities for the costs incurred by those entities for the construction of those improvements.
2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those FEES were charged. The PLANNED IMPROVEMENTS that have not yet been constructed are still necessary to mitigate the traffic and other related impacts caused by the development projects on which the FEES were imposed, and the FEES remaining in the FUND are necessary to finance the future construction of these improvements.

- [illegible]

The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 2B

CASTAIC BRIDGE AND MAJOR THOROUGHFARE (B&T) CONSTRUCTION FEE DISTRICT

CASTAIC B&T DISTRICT IMPROVEMENTS INCOMPLETE AS OF JUNE 30, 2015

LINKS		
LINK #	IMPROVEMENT DESCRIPTION	PROJECT COST
C4	Castaic Road: North from Parker Road to shopping center	\$177,603
C5	Castaic Road: Northbound in front of shopping center	\$62,246
C6	Castaic Road: North from shopping center to Lake Hughes Road	\$316,094
D1	Del Valle Road: From Hasley Canyon Road to District boundary	\$147,607
H2	Hillcrest Parkway: East of Sloan Canyon Road 430 feet	\$723,933
HC2	Hasley Canyon Road: East of Del Valle Road to District boundary	\$101,280
HC-B	Hasley Canyon Road: Bridge over Haley Canyon Wash at Del Valle Road	\$5,400,000
HC3	Haley Canyon Road: West from Del Valle Road to Sloan Canyon Road	\$419,613
L2	Lake Hughes Road: East of Castaic Road 500 feet	\$155,968
L3	Lake Hughes Road: East from Ridge Route Road 1450 feet	\$451,058
L4	Lake Hughes Road: East from Ridge Route Road to bridge	\$623,330
L6	Lake Hughes Road: Northbound to District boundary	\$1,281,000
P1	Parker Road: West of Castaic Road to bridge	\$402,549
P3	Parker Road: From the I-5 Bridge to The Old Road	\$548,750
P4	Parker Road: West from The Old Road 860 feet	\$130,348
R1	Ridge Route Road: North from Castaic Road 820 feet	\$56,876
R2	Ridge Route Road: Northbound 823 feet from Castaic Road for 675 feet	\$13,835
R3	Ridge Route Road: South of Lake Hughes Road 1,020 feet	\$115,931
R5	Ridge Route Road: Northbound from 150 feet past Pine Crest Place	\$14,241,686

LINKS		
LINK #	IMPROVEMENT DESCRIPTION	PROJECT COST
S1-B	Sloan Canyon Road: Bridge from Haley Canyon Road toward Hillcrest Parkway (dirt)	\$7,783,536
S2	Sloan Canyon Road: From bridge to Hillcrest Parkway (dirt)	\$3,856,475
S4	Sloan Canyon Road: From Parker Road East to The Old Road	\$1,080,180
T1	The Old Road: From Hillcrest Parkway 1,200 feet to the south	\$32,739
T2	The Old Road: North from Hillcrest Parkway to Villa Canyon	\$1,258,231
T3	The Old Road: North from Villa Canyon Road to 1,020 feet south of Parker Road	\$15,537,274
T4	The Old Road: South from Parker Road 1,020 feet	\$2,536,293
T5	The Old Road: North from Parker Road to Johnson Lane	\$5,496,348
T6	The Old Road: North from Johnson Lane to Sloan Canyon Road	\$1,303,078
T7	The Old Road: From Sloan Canyon to Royal Road	\$280,590
T8	The Old Road: From Royal Road to Pinto Place	\$8,919
T9	The Old Road: North from Pinto Place to Victoria Road	\$140,240

Subtotal: \$64,683,713

INTERSECTIONS		
INTER. #	IMPROVEMENT DESCRIPTION	PROJECT COST
CI-2	The Old Road and Parker Road	\$397,795
CI-3	The Old Road and Sloan Canyon Road/Lake Hughes Road	\$397,795
CI-6	Castaic Road and Ridge Route Road	\$397,795
CI-7	Sloan Canyon Road and Hasley Canyon Road	\$306,444
CI-8	Sloan Canyon Road and Hillcrest Parkway	\$306,444
CI-9	Sloan Canyon Road and Parker Road	\$306,444
CI-10	Del Valle and Hasley Canyon Road	\$306,444

INTERSECTIONS		
INTER. #	IMPROVEMENT DESCRIPTION	PROJECT COST
CI-11	Ridge Route Road and Lake Hughes Road	\$306,444

Subtotal: \$2,816,956

INTERCHANGES		
INTER-CHANGE #	IMPROVEMENT DESCRIPTION	DISTRICT COST
CI-12R	Parker Road over I-5 (include P-2 bridge)	\$43,265,880
CI-13R	Lake Hughes under I-5 (includes L-1)	\$43,265,880
VI-1R	Hasley Canyon Road and I-5 (completed; credit has not yet been issued)	\$12,335,200*

Subtotal: \$98,866,96

Total of All Improvements: \$166,367,629

Amount of Fees Collected as of June 30, 2015	\$4,156,346
No. of Factored Development Units Developed as of June 30, 2015	99
Remaining No. of Factored Development Units in B&T District	7,776
Estimated Revenue from Remaining Factored Development Units	\$151,165,440

Estimate of When Remaining Factored Development Units Will Be Developed:
Based on historical growth rates in the Santa Clarita Valley, it is estimated that all the parcels subject to the fee will be developed within the next 20 to 30 years.

*Amount remaining to pay developer. District is responsible for a total of 34 percent of the project cost. This District already contributed \$2,600,000 (6 percent) for the construction of the project. This District still owed Developer \$12,335,200 (28 percent) for the construction of the project. A total of \$30,838,000 of credit is still owed to developer. This District is responsible for 40 percent of credit owed (\$12,335,200) to developer. The Westside B&T District is responsible for 60 percent of credit owed (\$18,502,800) to Developer.

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

**LOST HILLS ROAD–LAS VIRGENES ROAD
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

WHEREAS, the County of Los Angeles (COUNTY) has established the Lost Hills Road–Las Virgenes Road Bridge and Major Thoroughfare Construction Fee District (DISTRICT) as described in the Lost Hills Road–Las Virgenes Road Bridge and Major Thoroughfare Construction Fee District Report (DISTRICT REPORT) dated February 2, 2004, and filed with the COUNTY Board of Supervisors (BOARD) on January 25, 2005; and

WHEREAS, DISTRICT REPORT describes various bridge and roadway improvements (PLANNED IMPROVEMENTS) that your BOARD previously determined were necessary to mitigate the traffic and other related impacts anticipated to be caused by future development in the DISTRICT; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the DISTRICT, pursuant to Section 21.32.200 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, a number of the PLANNED IMPROVEMENTS remained incomplete as of June 30, 2015; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, your BOARD hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of financing the construction (including design, right-of-way acquisition, and contract administration) of the PLANNED IMPROVEMENTS that remain incomplete, or to reimburse public or private entities for the costs incurred by those entities for the construction of those improvements.

2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those fees were charged. The PLANNED IMPROVEMENTS that have not yet been constructed are still necessary to mitigate the traffic and other related impacts caused by the development projects on which the FEES were imposed, and the FEES remaining in the FUND are necessary to finance the future construction of these improvements.
3. The sources and amounts of funding anticipated to complete financing of the incomplete PLANNED IMPROVEMENTS are described in the DISTRICT REPORT. Of the 905 total equivalent dwelling units identified in the DISTRICT REPORT, 780 of these units remain undeveloped, representing \$2,479,620 of fee revenues that the COUNTY still expects to collect in connection with future development projects.
4. The funding referred to above is expected to be deposited into the FUND within the next 20 years as development of the parcels subject to the FEES occurs.

The foregoing Resolution was adopted on the _____ day of _____, 2015, by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 2C

LOST HILLS ROAD-LAS VIRGENES ROAD BRIDGE AND MAJOR
THOROUGHFARE (B&T) CONSTRUCTION FEE DISTRICT

LOST HILLS ROAD-LAS VIRGENES ROAD B7T DISTRICT IMPROVEMENTS INCOMPLETE AS OF JUNE 30, 2015	
1. Lost Hills Road/Hwy 101 Improvements and Roundabout	\$6,000,000
2. Modern Roundabout on Lost Hills Road/Cold Spring Street	\$146,000
Total of All Improvements:	\$6,146,000

Amount of Fees Collected as of June 30, 2015	\$4,032,298
No. of Equivalent Dwelling Units Developed as of June 30, 2015	125
Remaining No. of Equivalent Dwelling Units in B&T District	780
Estimated Revenue from Remaining Equivalent Development Units	\$2,479,620

Estimate of When Remaining Equivalent Dwelling Units Will Be Developed
Based on the build-out period on the City of Calabasas General Land Use Plan (2030) and County's Ventura Freeway Corridor Area Wide Plan (2030), it is estimated that all the parcels subject to the fee will be developed within the next 20 years.

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

**LYONS AVENUE-McBEAN PARKWAY
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

WHEREAS, the County of Los Angeles (COUNTY) has established the Lyons Avenue-McBean Parkway (DISTRICT) as described in the Lyons Avenue-McBean Parkway Bridge and Major Thoroughfare Construction Fee District Report (DISTRICT REPORT) dated April 30, 1998, and filed with the COUNTY Board of Supervisors (BOARD) on May 12, 1998; and

WHEREAS, DISTRICT REPORT describes various bridge and roadway improvements (PLANNED IMPROVEMENTS) that your BOARD previously determined were necessary to mitigate the traffic and other related impacts anticipated to be caused by future development in the DISTRICT; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the DISTRICT, pursuant to Section 21.32.200 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, certain of the PLANNED IMPROVEMENTS have been constructed with funds advanced by private entities on the condition that the funds be reimbursed by the DISTRICT; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, your BOARD hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of reimbursing public and private entities for sums advanced by those entities to pay the costs of constructing the PLANNED IMPROVEMENTS.
2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those FEES were charged. The PLANNED IMPROVEMENTS are necessary to mitigate the traffic and other related impacts

caused by the development projects on which the FEES were imposed. Further, the PLANNED IMPROVEMENTS have been completed, in part, with funds advanced by public and private entities, and the FEES remaining in the FUND are needed to reimburse the appropriate entities for the sums so advanced.

3. The sources and amounts of funding anticipated to complete financing of the PLANNED IMPROVEMENTS are described in the DISTRICT REPORT. Of the 1,837 total factored development units identified in the DISTRICT REPORT, 1,202 of these units remain undeveloped, representing \$3,245,400 of fee revenues that the COUNTY still expects to be collected in connection with future development projects.
4. The funding referred to above is expected to be deposited into the FUND within the next 20 to 30 years as development of the parcels subject to the FEES occurs.

[illegible]

The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 2D

LYONS AVENUE-McBEAN PARKWAY BRIDGE AND MAJOR THOROUGHFARE
(B&T) CONSTRUCTION FEE DISTRICT

LYONS AVENUE-MCBEAN PARKWAY B&T DISTRICT IMPROVEMENTS INCOMPLETE AS OF JUNE 30, 2015	
All of the improvements identified in the Lyons Avenue-McBean Parkway B&T Construction Fee District Report dated April 30, 1998, and filed with the Board on May 12, 1998, were completed as of June 30, 2011. These improvements were completed, in part, with funds advanced by private entities. These funds were advanced on the condition that they be reimbursed from the fees collected by the B&T District	

Amount of Fees Collected as of June 30, 2015	\$7,155,116
No. of Factored Development Units Developed as of June 30, 2015	635
Remaining No. of Factored Development Units in B&T District	1,202
Estimated Revenue from Remaining Factored Development Units	\$3,245,400

Estimate of When Remaining Factored Development Units Will Be Developed:
Based on historical growth rates in the Santa Clarita Valley, it is estimated that all the parcels subject to the fee will be developed within the next 20 to 30 years.

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15.**

**EASTSIDE/ROUTE 126
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

WHEREAS, the County of Los Angeles (COUNTY) has established the EASTSIDE/Route 126 Bridge and Major Thoroughfare Construction Fee District (DISTRICT) as described in the EASTSIDE/Route 126 Bridge and Major Thoroughfare Construction Fee District Report (DISTRICT REPORT) dated May 2002 and filed with the COUNTY Board of Supervisors (BOARD) on June 25, 2002; and

WHEREAS, DISTRICT REPORT describes various bridge and roadway improvements (PLANNED IMPROVEMENTS) that your BOARD previously determined were necessary to mitigate the traffic and other related impacts anticipated to be caused by future development in the DISTRICT; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the DISTRICT, pursuant to Section 21.32.200 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, a number of the PLANNED IMPROVEMENTS remained incomplete as of June 30, 2013; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, your BOARD hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of financing the construction (including design, right-of-way acquisition, and contract administration) of the PLANNED IMPROVEMENTS that remain incomplete, or to reimburse public or private entities for the costs incurred by those entities for the construction of those improvements.
2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those FEES were charged. The PLANNED IMPROVEMENTS that have not yet been constructed are still necessary to mitigate the traffic and other related impacts caused by the development projects on which the FEES were imposed, and the FEES remaining in the FUND are necessary to finance the future construction of these improvements.

- [illegible]

The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 2E

EASTSIDE/ROUTE 126 BRIDGE AND MAJOR THOROUGHFARE (B&T) CONSTRUCTION FEE DISTRICT

EASTSIDE B&T DISTRICT IMPROVEMENTS INCOMPLETE AS OF JUNE 30, 2015

LINKS		
LINK #	IMPROVEMENT DESCRIPTION	PROJECT COST
E-0101 E-0103 E-0104	Golden Valley Road – SR-14 to the northerly District boundary	\$9,556,245
E-0202	Whites Canyon Road – From District boundary to Vasquez Canyon Road	\$5,545,380
E-0300 E-0301	Vasquez Canyon Road – District boundary to Sierra Highway	\$21,876,580
E-0402	Santa Clarita Parkway – District boundary to Sierra Highway	\$1,270,380
E-0501 to E-0508	Via Princessa Road – Northerly boundary of Golden Valley Ranch to the westerly District boundary	\$25,928,390
E-0600 to E-0620, E- 0620B	Soledad Canyon Road – Westerly District boundary to the easterly District boundary	\$9,263,790
E-0700 to E-0705 E-0708 to E-0715 E-0715B E-0716 E-0717	Sierra Highway – Southerly District boundary to the northerly District boundary	\$19,795,060
E-0800 E-0801	Davenport Road – Sierra Highway to the easterly District boundary	\$8,809,160
E-0900 to E-0902 E-0902B	Shadow Pines Blvd – Soledad Canyon Road to Davenport Road	\$13,243,320
E-1001 E-1002 E-1002B E-1003 E-1003B E-1004 to E-1006	Sand Canyon Road – Soledad Canyon Road to easterly District boundary and Soledad Canyon Road to Sierra Highway	\$32,028,670

LINKS		
LINK #	IMPROVEMENT DESCRIPTION	PROJECT COST
E-1200 E-1200B E-1201 E-1202	Lost Canyon Road – Via Princessa to Sand Canyon Road (portion of improvements completed by developer for district credit)	\$21,807,390
E-1300	Canyon Park Boulevard – Sierra Highway to Lost Canyon Road (portion of improvements completed by developer for district credit)	\$345,200

Subtotal: \$169,469,565

INTERSECTIONS		
INTER. #	IMPROVEMENT DESCRIPTION	PROJECT COST
EI-5	Soledad Canyon Road and Whites Canyon Road	\$1,215,500
EI-9	Soledad Canyon Road and Sierra Highway	\$624,170
EI-19	Soledad Canyon Road and Shadow Pines Boulevard	\$771,150
EI-29	Sierra Highway and Vasquez Canyon Road	\$709,500
EI-30	Sierra Highway and Davenport Road	\$709,500
EI-31	Sierra Highway and Golden Valley Road	\$154,800
EI-33	Via Princessa and Golden Valley Road	\$180,600
EI-38	Whites Canyon Road and Vasquez Canyon Road	\$154,800
EI-39	Davenport Road and Shadow Pines Boulevard	\$154,800
EI-41	Sand Canyon Road and Lost Canyon Road	\$923,640
EI-42	Sand Canyon Road and Placerita Canyon Road	\$154,800
EI-49	Via Princessa and Lost Canyon Road	\$154,800
EI-50	Lost Canyon Road and Canyon Park	\$154,800
EI-54	Lost Canyon Road and Jakes Way	\$154,800

Subtotal: \$5,609,910

DISTRICT SHARE OF REGIONAL IMPROVEMENTS		
INTER-CHANGE #	IMPROVEMENT DESCRIPTION	ESTIMATED COST TO DISTRICT
VP-0307R	Lyons Avenue and San Fernando Road	\$2,284,440
VP-0401R	Santa Clarita Parkway and Soledad Canyon Road	\$6,733,910
VP-0500R	Wiley Canyon Road/Via Princessa and San Fernando Road	\$3,108,710
VP-0811R	San Fernando Road and SR-14	\$254,510
VP-0900R	Calgrove and I-5	\$713,520
VP-1500R	Magic Mountain Parkway and San Fernando Road	\$3,752,530
VP-0501R	Parker Road and I-5	\$181,350
C-0501R	Lake Hughes and I-5	\$54,550
C-0700R	Golden Valley Road and SR-14	\$1,431,830
E-0104R	Via Princessa and SR-14	\$3,364,010
E-1100R	Placerita Canyon and SR-14	\$954,480
C-0300	Hasley Road and I-5	\$0

Subtotal: \$22,833,840

Total of All Improvements: \$197,913,315

Amount of Fees Collected as of June 30, 2015	\$28,562,173
No. of Factored Development Units Developed as of June 30, 2015	1,923
Remaining No. of Factored Development Units in B&T District	12,315
Estimated Revenue from Remaining Factored Development Units	\$222,408,900

Estimate of When Remaining Factored Development Units Will Be Developed:
Based on historical growth rates in the Santa Clarita Valley, it is estimated that all the parcels subject to the fee will be developed within the next 20 to 30 years.

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

**VALENCIA
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

WHEREAS, the County of Los Angeles (COUNTY) has established the Valencia Bridge and Major Thoroughfare Construction Fee District (DISTRICT) as described in the Valencia Bridge and Major Thoroughfare Construction Fee District Report (DISTRICT REPORT) dated March 2008 and filed with the COUNTY Board of Supervisors (BOARD) on August 12, 2008; and

WHEREAS, DISTRICT REPORT describes various bridge and roadway improvements (PLANNED IMPROVEMENTS) that your BOARD previously determined were necessary to mitigate the traffic and other related impacts anticipated to be caused by future development in the DISTRICT; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the DISTRICT, pursuant to Section 21.32.200 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, a number of the PLANNED IMPROVEMENTS remained incomplete as of June 30, 2015; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, the BOARD of the COUNTY hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of financing the construction (including design, right-of-way acquisition, and contract administration) of the PLANNED IMPROVEMENTS that remain incomplete or to reimburse public or private entities for the costs incurred by those entities for the construction of those improvements.
2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those fees were charged. The PLANNED IMPROVEMENTS that have not yet been constructed are still necessary to mitigate the traffic and other related impacts caused by the development projects on which the FEES were imposed, and the FEES remaining in the FUND are necessary to finance the future construction of these improvements.

- [illegible]

The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 2F

VALENCIA BRIDGE AND MAJOR THOROUGHFARE (B&T) CONSTRUCTION FEE DISTRICT

VALENCIA B&T DISTRICT IMPROVEMENTS INCOMPLETE AS OF JUNE 30, 2015

LINKS		
LINK #	IMPROVEMENT DESCRIPTION	PROJECT COST
42 (complete)	McBean: Newhall Ranch to Decoro (Improvement complete – credit has not yet been issued)	\$383,019
43/43A (complete)	McBean: Decoro to Copper Hill (6 lanes) Improvement complete – credit has not yet been issued	\$181,806
44	McBean: Copper Hill to 1,500 feet north (4 lanes)	\$1,235,549
45	McBean Parkway Bridge widening over Santa Clara River (Estimated 1 million outside funding)	\$4,850,026
50 (complete)	Newhall Ranch Road: I-5 to Vanderbilt Way - Link complete, any further improvement to be completed with Cross Valley Connector. Actual cost for complete improvements shown here.	\$1,891,874
51, 51A & Portion 51B (complete)	Newhall Ranch Road: Rye Canyon Business Park Frontage (Improvement complete – credit has not yet been issued)	\$1,600,000
53	Newhall Ranch Road: Dickason to McBean (6 to 8 lanes)	\$1,122,713
53A	Newhall Ranch Road Bridge over San Francisquito Creek (6 to 8 lanes) Phase II	\$7,771,687
63	Rye Canyon Road: I-5 to Avenue Stanford	\$1,459,089
65 (complete)	Copper Hill: Newhall Ranch Road to Decoro (6 lanes) Improvement complete - credit has not yet been issued	\$126,243
67	Copper Hill: McBean to Easterly District boundary (6 lanes)	\$280,039
67A	Copper Hill: Easterly District boundary to Seco Canyon Road (4 to 6 lanes)	\$1,368,198
70 (complete)	Copper Hill to Dickason -10' sidewalk along frontage of Tr. 52667 (Improvement complete – credit has not yet been issued)	\$26,020

LINKS		
LINK #	IMPROVEMENT DESCRIPTION	PROJECT COST
89	Magic Mountain: Tourney Road to McBean—construct 8 lanes from Edison R/W to I-5 (50% funding match)	\$4,407,391
89A	Magic Mountain: McBean to Valencia – Phase I & II	\$1,758,039
125	San Francisquito Canyon Road: Misc. improvements for limited secondary highway-allowance	\$960,750
97	Valencia Bl: I-5 to McBean shift median to north & restripe 8th lane)	\$3,106,623
194A	Copper Hill Road bridge over San Francisquito Creek-Phase II (4 to 6 lane deck)	\$1,669,727

Subtotal: \$34,198,793

INTERSECTIONS		
INTER. #	IMPROVEMENT DESCRIPTION	PROJECT COST
33	Magic Mountain and Tourney	\$58,676
39	Copper Hill and Decoro	\$39,855
43	McBean and Copper Hill	\$1,029,546
41B (complete)	McBean and Decoro – (75% of improvement costs as outlined by the initial District's cost estimate have been reimbursed. Remaining credit has not yet issued).	\$514,000
47	Newhall Ranch Road and Bouquet	\$629,263
55	Valencia and Bouquet	\$1,576,572
56	McBean and Magic Mountain	\$854,005
57	Valencia and Magic Mountain	\$2,272,377
59	Valencia and McBean	\$291,008
85	Rye Canyon Road and Avenue Stanford	\$375,071
108 (complete)	Decoro and Sunny Creek – (75% of improvement costs as outlined by the initial District's cost estimate have been reimbursed. Remaining credit has not yet issued).	\$53,996
115	McBean and Skycrest	\$341,428

INTERSECTIONS		
INTER. #	IMPROVEMENT DESCRIPTION	PROJECT COST
116	McBean and Summerhill	\$341,428
226	San Francisquito Canyon and future Tesoro entrance	\$264,374
227	McBean Parkway and Orchard Village Road – intersection improvement	\$2,205,000
231	Magic Mountain and Citrus	\$112,924
233	Newhall Ranch Road at Home Depot Driveway	\$79,711
234	Rye Canyon Road and The Old Road	\$199,274

Subtotal: \$11,238,508

INTERCHANGES		
INTER-CHANGE #	IMPROVEMENT DESCRIPTION	PROJECT COST
7 (complete)	SR 126/I-5 – Improvement complete – (remaining reimbursable costs).	\$993,271
None	McBean/I-5 – add 2nd southbound left turn lane	\$89,641

Subtotal: \$1,082,912

Total of All Improvements: \$46,520,213

Amount of Fees Collected as of June 30, 2015	\$4,521,182
No. of Factored Development Units Developed as of June 30, 2015	607
Remaining No. of Factored Development Units in B&T District	2,206
Estimated Revenue from Remaining Factored Development Units	\$50,076,200

Estimate of When Remaining Factored Development Units Will Be Developed:
Based on historical growth rates in the Santa Clarita Valley, it is estimated that all the parcels subject to the fee will be developed within the next 20 to 30 years.

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

**WESTSIDE
BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

WHEREAS, the County of Los Angeles (COUNTY) has established the Westside Bridge and Major Thoroughfare Construction Fee District (DISTRICT) as described in the Westside Bridge and Major Thoroughfare Construction Fee District Report (DISTRICT REPORT) dated February 2011 and filed with the COUNTY Board of Supervisors (BOARD) on July 26, 2011; and

WHEREAS, DISTRICT REPORT describes various bridge and roadway improvements (PLANNED IMPROVEMENTS) that your BOARD previously determined were necessary to mitigate the traffic and other related impacts anticipated to be caused by future development in the DISTRICT; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the DISTRICT, pursuant to Section 21.32.200 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, a number of the PLANNED IMPROVEMENTS remained incomplete as of June 30, 2015; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, your BOARD hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of financing the construction (including design, right-of-way acquisition, and contract administration) of the PLANNED IMPROVEMENTS that remain incomplete or to reimburse public or private entities for the costs incurred by those entities for the construction of those improvements.
2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those fees were charged. The PLANNED IMPROVEMENTS that have not yet been constructed are still necessary to mitigate the traffic and other related impacts caused by the development projects on which the FEES were imposed, and the FEES remaining in the FUND are necessary to finance the future construction of these improvements.

- [illegible]

The foregoing Resolution was adopted on the _____ day of _____, 2015, by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 2G

WESTSIDE BRIDGE AND MAJOR THOROUGHFARE (B&T) CONSTRUCTION FEE
DISTRICT

WESTSIDE B&T DISTRICT IMPROVEMENTS INCOMPLETE AS OF JUNE 30, 2015

LINKS		
LINK#	LOCATION	IMPROVEMENT
MAGIC MOUNTAIN PARKWAY		
MMP-1	Magic Mountain Parkway: From west of The Old Road to Westridge Parkway	Construct 6-lane, major highway beyond its current terminus
MMP-2	Magic Mountain Parkway: From Westridge Parkway to I-MMP-7	Construct a 4-lane, secondary highway
MMP-3	Magic Mountain Parkway: From I-MMP-7 to I-MMP-10	Construct a 4-lane, secondary highway
MMP-4	Magic Mountain Parkway: From I-MMP-10 to I-MMP-12	Construct a 4-lane, secondary highway
MMP-5	Magic Mountain Parkway: From I-MMP-12 to Valencia Boulevard	Construct a 4-lane, secondary highway
VALENCIA BOULEVARD		
VB-1	Valencia Blvd.: From I-VB-1 to Magic Mountain Parkway	Construct a 4-lane, secondary highway
VB-2	Valencia Blvd.: From Magic Mountain Parkway to I-VB-5	Construct a 4-lane, secondary highway

LONG CANYON ROAD		
LCR-1	Long Canyon Road: From SR-126 to I-LCR-2 (excludes bridge)	Construct a 6-lane, major highway
LCR-Bridge	Long Canyon Road Bridge over Santa Clara River	Construct a 6-lane Bridge
LCR-2	Long Canyon Road: From southerly Long Canyon Road bridge to I-VB-1	Construct a 4-lane, secondary highway
COMMERCE CENTER DRIVE		
CCD-B	Commerce Center Drive Bridge over the Santa Clara River	Construct a 6-lane bridge
CCD-1	Commerce Center Drive: From southern bridge to Magic Mountain Parkway	Construct a 6-lane, major highway
CHIQUITO CANYON ROAD		
CCR-1	Chiquito Canyon Road: From SR-126 to I-CCR-1	Construct a 4-lane, secondary highway
THE OLD ROAD		
TOR-1	The Old Road: From I-5 southbound ramps to northerly bridge	Vertical realignment and road widening from 4 to 6 lanes, add a median, add a Class I bike lane
TOR-B	The Old Road Bridge over Santa Clara River	4-lane bridge to be replaced with new 6-lane bridge
TOR-1A	The Old Road: From southerly bridge to north of Magic Mountain Parkway	Vertical realignment and road widening from 4 to 6 lanes, add median
TOR-2	The Old Road: From I-5 southbound ramps north to I-TOR-2	Widen road from 4 to 6 lanes, add a median, and a Class I bike lane
TOR-3	The Old Road: From I-TOR-2 north to SR-126	Widen road from 5 to 6 lanes and construct a median. Complete curb, gutter, and sidewalk improvements on west side.

TOR-4	The Old Road: From SR-126 to Thornton Lane	Widen road from 4 to 6 lanes and add a median
TOR-5	The Old Road: From Biscailuz Drive to Live Oak Road	Widen road from 2 to 4 lanes
TOR-5B	The Old Road bridge over Castaic Creek	Construct a new 4-lane bridge
RYE CANYON ROAD		
RCR-1	Rye Canyon Road: From The Old Road to Avenue Stanford	Construct additional westbound lane
POTRERO VALLEY ROAD		
PVR-1	Potrero Valley Road	Construct a new 4-lane roadway
PVR-B	Potrero Valley Road Bridge over Santa Clara River	Construct a new 4-lane bridge
PVR-2	Potrero Valley Road	Construct a new 4-lane roadway
PVR-3	Potrero Valley Road	Construct a new 4-lane roadway
HENRY MAYO DRIVE		
HMD-1	Henry Mayo Drive: From The Old Road to I-HMD-1 (the remaining portion of HMD is being constructed with Commerce Center Drive Interchange project)	Construct a new 4-lane roadway to "Parkway" standards

INTERSECTIONS		
INTERSECTION #	LOCATION	IMPROVEMENT
I-TOR-1	The Old Road and Rye Canyon Road	3-way intersection augmentation
I-TOR-2	The Old Road at future Entrada Entrance	New 3-way intersection
I-TOR-3	The Old Road at Commercial Center Entrance/future Entrada Entrance	New 4-way intersection
I-TOR-4	The Old Road at Henry Mayo Drive	New 3-way intersection and striping
I-TOR-5	The Old Road at Thornton Lane	New 3-way intersection
I-TOR-6	The Old Road at Skyview Lane	New 4-way intersection
I-TOR-7	The Old Road at I-5 Southbound Ramps	3-way intersection augmentation
I-TOR-8	The Old Road at Turnberry Lane	New 3-way intersection
I-TOR-9	The Old Road at Stevenson Ranch/McBean Parkway	Stripe a third southbound through lane and a westbound right-turn lane.
I-MMP-1	Magic Mountain Parkway and The Old Road	Striping
I-MMP-2	Magic Mountain Parkway and The Media Center	New 4-way intersection
I-MMP-3	Magic Mountain Parkway and Magic Mountain Theme Park Entrance	New 3-way intersection

I-MMP-4	Magic Mountain Parkway and future Entrada Entrance	New 3-way intersection
I-MMP-5	Magic Mountain Parkway and Commerce Center Drive	New 3-way intersection
I-MMP-6	Magic Mountain Parkway and Westridge Parkway	New 4-way intersection
I-MMP-7	Magic Mountain Parkway and future Mission Village Entrance	New 3-way intersection
I-MMP-8	Magic Mountain Parkway and future Mission Village Entrance	New 4-way intersection
I-MMP-9	Magic Mountain Parkway and future Mission Village Entrance	New 3-way intersection
I-MMP-10	Magic Mountain Parkway and future Homestead Entrance	New 3-way intersection
I-MMP-11	Magic Mountain Parkway and future Homestead Entrance	New 3-way intersection
I-MMP-12	Magic Mountain Parkway and future Homestead Entrance	New 3-way intersection
I-MMP-13	Magic Mountain Parkway and future Homestead Entrance	New 4-way intersection
I-MMP-14	Magic Mountain Parkway and future Homestead Entrance	New 3-way intersection
I-MMP-15	Magic Mountain Parkway and Valencia Boulevard	New 3-way intersection
I-CCD-1	Commerce Center Drive and future Entrada Village	New 3-way intersection
I-CCD-2	Commerce Center Drive and future Mission Village/Entrada Entrance	New 4-way intersection
I-CCD-3	Commerce Center Drive and	New 3-way intersection

	future Mission Village Entrance	
I-LCR-1	Long Canyon Road and future Landmark Village Entrance	New 4-way intersection
I-LCR-2	Long Canyon Road and future Homestead Village Entrance	New 4-way intersection
I-LCR-3	Long Canyon Road and future Homestead Village Entrance	New 3-way intersection
I-LCR-4	Long Canyon Road and future Homestead Village Entrance	New 3-way intersection
I-VB-1	Valencia Boulevard and future Homestead Village Entrance	New 3-way intersection
I-VB-2	Valencia Boulevard and future Homestead Village Entrance	New 3-way intersection
I-VB-3	Valencia Boulevard and future Homestead Village Entrance	New 3-way intersection
I-VB-4	Valencia Boulevard and future Homestead Village Entrance	New 3-way intersection
I-W-16	Commerce Center Drive and Hasley Canyon Road	Improvements complete
I-W-17	Commerce Center Drive and Industry Drive	Improvements complete
I-W-18	Commerce Center Drive and Witherspoon Parkway	New 3-way signal and striping
I-W-19	Commerce Center Drive and Harrison Parkway	New 3-way signal and striping
I-W-20	Commerce Center Drive and Franklin Parkway	Convert 3-way to 4-way intersection

I-W-21	Commerce Center Drive and Hancock Parkway	New 4-way intersection and striping
I-CCR-1	Chiquito Canyon Road and future Homestead Village Entrance	New 3-way intersection
I-CCR-2	Chiquito Canyon Road and future Homestead Village Entrance	New 4-way intersection
I-PVR-1	Potrero Valley Road and Future Potrero Valley Entrance	New 4-way intersection
I-HMD-1	Henry Mayo Drive and future roadway	New 4-way intersection
I-HMD-2	Henry Mayo Drive at Commerce Center Drive	Modify 3-way intersection to 4-way
SR-126		
SR-1	SR-126 and County line	Construct an eastbound right-turn lane and intersection approaches to the south
SR-1A	SR-126 and County line	Construct a westbound right-turn lane and intersection approaches to the north
SR-2	SR-126 and Long Canyon/Chiquito Canyon Road	Construct a 4-way intersection. Widen median to allow double left turns.
SR-3	SR-126 and Wolcott Way	Construct south side of intersection
SR-5	SR-126 and Wolcott Way	Construct north side of intersection. Widen median to allow double left-turns.
SR-6	SR-126 and future Homestead Entrance	Construct new 3-way intersection
SR-7	SR-126 and San Martinez Grande Canyon Road	Construct new 3-way intersection

INTERCHANGE IMPROVEMENTS

In addition to the improvements listed in Table 2 above, the following I-5 interchange improvements are proposed to be included in the District:

Valencia Boulevard/ I-5 Interchange (southbound ramps)–Interchange No. 11

Convert second westbound right-turn lane to a shared westbound through/westbound right-turn lane (improvement requires striping only).

Hasley Canyon Road / I-5–Interchange No. 3

At Hasley Canyon Road/I-5, the existing diamond interchange has been converted to a modern roundabout interchange. Roundabouts have been designed at the I-5 southbound and northbound ramps to provide adequate intersection capacity for future traffic. A westerly roundabout provides traffic circulation for the southbound on- and off-ramps, The Old Road, and Hasley Canyon Road. The easterly roundabout provides traffic circulation for the northbound ramps and Hasley Canyon Road. The I-5 Castaic Creek bridge was widened and seismically retrofitted. Second southbound hook ramps and a signal were added at Sedona Way. (Completed, but credit has not yet been issued.)

Magic Mountain Parkway Phase 2 Interchange–Interchange No. 8

The Interstate 5/Magic Mountain Parkway Phase 2 project includes the reconstruction of the four northbound and southbound ramps and the relocation of the Old Road approximately 180 feet to the west. It includes the widening of the Old Road to its ultimate width from the Edison easement on the south to Feedmill Road to the north, transitioning back to the existing bridge over the Santa Clara River. It includes the widening of Magic Mountain Parkway from Tourney Road, under the new freeway overpass, and transitions back to existing roadway westerly of The Old Road intersection. As part of this project, the Chevron station will be relocated to the new site that has been graded behind the existing station.

Long Canyon Road/Chiquito Canyon Road / SR-126 (UGS)–Interchange No. 20

This "urban grade separation" is a tight diamond grade-separated interchange with Long Canyon Road/Chiquito Canyon Road going underneath a 6-lane SR126 overpass. The eastbound on- and off-ramps and the westbound on-ramps are two lanes each. The westbound off-ramp is three lanes, one right turn and two left turns. Right of way in Landmark Village has been set aside to accommodate this improvement.

Commerce Center Drive/SR-126–Interchange No. 4

The Commerce Center/SR-126 interchange proposes a full-movement, grade-separated interchange at the existing SR-126/Commerce Center Drive intersection. This improvement also proposes the widening of SR-126 3,412 feet east of the intersection with Commerce Center Drive to 2,789 feet west of the intersection. As part of the proposed improvements, Henry Mayo Drive will be realigned to the south to create a signalized intersection with Commerce Center Drive. The Travel Village entrance will be relocated and signalized as part of the proposed improvements.

SUMMARY OF COST ESTIMATES FOR DISTRICT IMPROVEMENTS	
LINK- INTERSECTION- INTERCHANGE#	COST
MMP-1	\$12,127,878
MMP-2	\$5,638,591
MMP-3	\$9,846,230
MMP-4	\$13,619,404
MMP-5	\$10,510,806
VB-1	\$8,568,621
VB-2	\$8,835,553
LCR-1	\$4,090,073
LCR-Bridge	\$38,971,677
LCR-2	\$14,611,904
CCD-B	\$47,947,754
CCD-1	\$17,328,519
CCR-1	\$2,422,651
TOR-1	\$9,381,135
TOR-B	\$25,640,673
TOR-1A	\$1,809,934
TOR-2	\$3,680,880
TOR-3	\$6,886,615
TOR-4	\$1,250,354
TOR-5	\$8,845,529
TOR-5B	\$10,665,606
RCR-1	\$4,340,647
HMD-1	\$1,575,629
PVR-1,2,3	\$14,298,640
PVR-B	\$69,270,459
I-TOR-1	\$385,585
I-TOR-2	\$363,759
I-TOR-3	\$216,073
I-TOR-4	\$385,585
I-TOR-5	\$363,759
I-TOR-6	\$654,767
I-TOR-7	\$4,765,529
I-TOR-8	\$363,759

SUMMARY OF COST ESTIMATES FOR DISTRICT IMPROVEMENTS	
LINK- INTERSECTION- INTERCHANGE#	COST
I-TOR-9	\$29,101
I-MMP-1	\$17,460
I-MMP-2	\$327,383
I-MMP-3	\$363,759
I-MMP-4	\$654,767
I-MMP-5	\$363,759
I-MMP-6	\$654,767
I-MMP-7	\$363,759
I-MMP-8	\$654,767
I-MMP-9	\$363,759
I-MMP-10	\$654,767
I-MMP-11	\$363,759
I-MMP-12	\$363,759
I-MMP-13	\$654,767
I-MMP-14	\$363,759
I-MMP-15	\$363,759
I-HMD-1	\$363,759
I-HMD-2	\$216,073
I-CCD-1	\$363,759
I-CCD-2	\$654,767
I-CCD-3	\$363,759
I-LCR-1	\$654,767
I-LCR-2	\$654,767
I-LCR-3	\$363,759
I-LCR-4	\$363,759
I-VB-1	\$363,759
I-VB-2	\$363,759
I-VB-3	\$363,759
I-VB-4	\$363,759
I-W-16	\$293,076
I-W-17	\$339,308
I-W-18	\$363,759
I-W-19	\$363,759
I-W-20	\$216,073

SUMMARY OF COST ESTIMATES FOR DISTRICT IMPROVEMENTS	
LINK- INTERSECTION- INTERCHANGE#	COST
I-W-21	\$654,767
I-CCR-1	\$363,759
I-CCR-2	\$654,767
I-PVR-1	\$654,767
SR-1	\$1,245,241
SR-1A	\$1,185,860
SR-2	\$1,556,155
SR-3	\$944,683
SR-5	\$5,151,148
SR-6	\$976,639
SR-7	\$3,096,089
IC#3	\$18,502,800 *
IC#4	\$60,050,303 **
IC#8	\$21,194,134
IC#11	\$356,213
IC#20	\$34,551,188
TOTAL	\$525,574,475

Total of All Improvements: \$524,391,126

Amount of Fees Collected as of June 30, 2015	\$294,350
No. of Factored Development Units Developed as of June 30, 2015	13
Remaining No. of Factored Development Units in B&T District	21,994
Estimated Revenue from Remaining Factored Development Units	\$503,662,600

Estimate of When Remaining Factored Development Units Will Be Developed:
Based on historical growth rates in the Santa Clarita Valley, it is estimated that all the parcels subject to the fee will be developed within the next 20 to 30 years.

*Amount remaining to pay developer. Pending review, a total of \$30,838,000 of credit is still owed to the developer. This District is responsible for 60 percent of credit owed (\$18,502,800) to the developer. The Castaic B&T District is responsible for 40 percent of credit owed (\$12,335,200) to the developer.

**Pending review, developer is requesting \$15,108,144 of credit for preliminary engineering and right of way acquisition.

ENCLOSURE 3

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

ANTELOPE VALLEY DRAINAGE AREA

WHEREAS, the County of Los Angeles (COUNTY) has established the Antelope Valley Drainage Area as described in the Antelope Valley Comprehensive Plan of Flood Control and Water Conservation dated June 1987 and the amendment to the Final Report on the Antelope Valley Comprehensive Plan of Flood Control and Water Conservation approved in October 2006 (hereinafter collectively referred to as DRAINAGE PLAN); and

WHEREAS, DRAINAGE PLAN describes various drainage improvements (PLANNED IMPROVEMENTS) that the COUNTY Board of Supervisors (BOARD) previously determined were necessary to provide flood protection to new subdivisions and other new development within the Antelope Valley Drainage Area and/or to mitigate the drainage impacts anticipated to be caused by said development; and

WHEREAS, COUNTY has imposed fees (FEES) in connection with the COUNTY'S approval of development projects located within the Antelope Valley Drainage Area, pursuant to Section 21.32.400 of the Los Angeles County Code, to defray the costs of constructing the PLANNED IMPROVEMENTS; and

WHEREAS, a number of the PLANNED IMPROVEMENTS remained incomplete as of June 30, 2015; and

WHEREAS, the Department of Public Works maintains a separate fund (FUND) for the FEES collected; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of the FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, your BOARD hereby finds, determines, and resolves as follows:

1. The unexpended FEES remaining in the FUND are to be used for the purpose of financing the design and/or construction of the PLANNED IMPROVEMENTS that remain incomplete or to reimburse public or private entities for the costs incurred by those entities for the design or construction of those improvements.
2. A reasonable relationship exists between the unexpended FEES remaining in the FUND and the purpose for which those fees were charged. The PLANNED IMPROVEMENTS that have not yet been constructed are still necessary to provide flood protection to, and/or mitigate drainage impacts caused by, the development projects on which the FEES were imposed, and the FEES remaining in the FUND are necessary to finance the future design and construction of these improvements.

- [illegible]

The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ENCLOSURE 3

ANTELOPE VALLEY DRAINAGE AREA

ANTELOPE VALLEY DRAINAGE AREA IMPROVEMENTS COMPLETED AS OF JUNE 30, 2015	
All of the improvements identified in the Antelope Valley Comprehensive Plan of Flood Control and Water Conservation, dated June 1987, to be located within the unincorporated territory of the County of Los Angeles, remained incomplete as of June 30, 2015.	

Amount of Fees Collected as of June 30, 2015	\$1,580,833
No. of Development Fee Units Developed as of June 30, 2015	790
Remaining No. of Development Fee Units in Drainage Area	83,718
Estimated Revenue from Remaining Development Fee Units	\$594,645,654

Estimate of When Remaining Development Fee Units Will Be Developed:
Based on historical growth rates in the Antelope Valley, it is estimated that all the parcels subject to the fee will be developed within the next 75 to 100 years.

ENCLOSURE 4

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66001, FOR FISCAL YEAR 2014-15**

AD HOC DEVELOPMENT FEES–TRAFFIC SIGNALS

WHEREAS, the County of Los Angeles (COUNTY) has imposed Ad Hoc Development Fees (FEES) in connection with the COUNTY'S approval of specific development projects, on an Ad Hoc basis, to defray the costs of traffic signal improvements necessary to mitigate the traffic and other impacts resulting from those specific projects; and

WHEREAS, the Department of Public Works maintains a separate Ad Hoc Fund (FUND) for each intersection for which a fee has been collected as identified in Attachment 4A; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of each FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, the COUNTY Board of Supervisors hereby finds, determines, and resolves as follows:

1. FEES remaining in each of the FUNDS identified in Attachment 4A are to be used for the purpose of financing traffic signal improvements for the intersections described therein.
2. A reasonable relationship exists between FEES remaining in each of the FUNDS identified in Attachment 4A and the purposes for which those fees were charged. The traffic signal improvements for each of the intersections identified in Attachment 4A are still necessary to mitigate the traffic and other impacts caused by the development project on which a fee was charged. Further, the traffic signal improvements for each of these intersections remain incomplete and the fees remaining in each of the FUNDS are necessary to finance the future completion of these improvements.
3. The sources and amounts of funding anticipated to complete financing of the traffic signal improvements for each of the intersections described in Attachment 4A are also described in Attachment 4A.
4. The approximate dates on which the funding referred to in paragraph No. 3, above, is expected to be deposited into the appropriate fund are indicated in Attachment 4A.

The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ATTACHMENT 4A

Traffic Signal Ad Hoc FY2014-15 Report

Project	Intersection	Intersection	Fiscal Receipt	Post Date	Original Amount	Amounts of Funding Anticipated to Complete Financing	Sources of Funding Anticipated to Complete Financing	Approximate Date for Completion of Financing
1	TR 49240	Crown Valley Road	DR 449929	9/25/2003	\$4,311.90	\$276,110.00	Road Fund & Other Tributary Developments	12/2025
	TR 49240-01	Crown Valley Road	DR 387782	9/14/2000	\$3,063.72			
	TR 49240-02	Crown Valley Road	DR 387783	9/14/2000	\$1,702.07			
	TR 49240-03	Crown Valley Road	DR 448215	7/30/2003	\$4,652.31			
	TR 49601-01	Crown Valley Road	DR 428517	8/15/2002	\$5,221.11			
	TR 49601-01	Crown Valley Road	DR 387784	9/14/2000	\$705.56			
	TR 49601-02	Crown Valley Road	DR 428518	8/15/2002	\$4,233.33			
Total					\$23,890.00			
2	TR 49240	Crown Valley Road	DR 450056	9/25/2003	\$4,258.51	\$272,355.00	Road Fund & Other Tributary Developments	12/2025
	TR 49240-01	Crown Valley Road	DR 387782	9/14/2000	\$3,025.79			
	TR 49240-03	Crown Valley Road	DR 448215	7/30/2003	\$4,594.71			
	TR 49601-01	Crown Valley Road	DR 387784	9/14/2000	\$691.67			
	TR 49601-01	Crown Valley Road	DR 387784	9/14/2000	\$825.00			
	TR 49601-01	Crown Valley Road	DR 428517	8/15/2002	\$5,118.33			
	TR 49601-02	Crown Valley Road	DR 428518	8/15/2002	\$4,150.00			
	TR 46205	Crown Valley Road	DR 378414	5/22/2000	\$3,300.00			
	TR 49240-02	Crown Valley Road	DR 387783	9/14/2000	\$1,680.99			
Total					\$27,645.00			
3	TR 49240	Crown Valley Road	DR 450058	9/25/2003	\$3,881.65	\$273,285.00	Road Fund & Other Tributary Developments	12/2025
	TR 49240-01	Crown Valley Road	DR 387782	9/14/2000	\$2,758.02			
	TR 49240-03	Crown Valley Road	DR 448215	7/30/2003	\$4,188.10			
	TR 49601-01	Crown Valley Road	DR 428517	8/15/2002	\$6,105.00			
	TR 49601-02	Crown Valley Road	DR 428518	8/15/2002	\$4,950.00			
	TR 46205	Crown Valley Road	DR 378414	5/22/2000	\$3,300.00			
	TR 49240-02	Crown Valley Road	DR 387783	9/14/2000	\$1,532.23			
Total					\$26,715.00			
4	TR 49240	Santiago Road	DR 450057	9/25/2003	\$791.40	\$26,472.41	Road Fund & Other Tributary Developments	12/2025
	TR 49240-01	Santiago Road	DR 387782	9/14/2000	\$562.31			
	TR 49240-03	Santiago Road	DR 448215	7/30/2003	\$853.88			
	TR 49601-01	Santiago Road	DR 387784	9/14/2000	\$91.67			
	TR 49601-01	Santiago Road	DR 428517	8/15/2002	\$678.33			
	TR 49601-02	Santiago Road	DR 428518	8/15/2002	\$550.00			
Total					\$3,527.59			
5	TR 49240	Santiago Road	DR 449930	9/25/2003	\$1,017.52	\$295,121.65	Road Fund & Other Tributary Developments	12/2025
	TR 49240-01	Santiago Road	DR 387782	9/14/2000	\$722.98			
	TR 49240-03	Santiago Road	DR 448215	7/30/2003	\$1,097.85			
	TR 49601-01	Santiago Road	DR 387784	9/14/2000	\$141.67			
	TR 49601-01	Santiago Road	DR 428517	8/15/2002	\$1,048.33			
	TR 49601-02	Santiago Road	DR 428518	8/15/2002	\$850.00			
Total					\$4,878.35			
6	TR 72216	Leffingwell Road	LR56881	2/2/2016	\$228,250.00	\$228,250.00		12/2025
	TR 72216	1st Avenue	LR56881	2/2/2016				
	TR 72216	Tigrina Avenue	LR56881	2/2/2016				
7	TR 66608	Barranca Avenue	LR566718	10/5/2015	\$21,750.00	\$250,000.00	Road Fund & Other Tributary Developments	12/2025

ATTACHMENT B

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF
LOS ANGELES TO MAKE CERTAIN FINDINGS AND TO AUTHORIZE REFUND OF
CERTAIN OTHER FEES, PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTION 66001, FOR FISCAL YEAR 2014-15**

AD HOC DEVELOPMENT FEES—ROAD IMPROVEMENTS

WHEREAS, the County of Los Angeles (COUNTY) has imposed Ad Hoc Development Fees (FEES) in connection with the COUNTY'S approval of specific development projects, on an Ad Hoc basis, to defray the costs of public roadway improvements necessary to mitigate the traffic and other impacts resulting from those specific projects; and

WHEREAS, the Department of Public Works (PUBLIC WORKS) maintains a separate Ad Hoc Fund (FUND) for each road improvement project for which a FEE has been collected as identified in Attachment 4B; and

WHEREAS, COUNTY is required to make certain findings every five (5) years with respect to the unexpended balance of each FUND, pursuant to California Government Code Section 66001(d)(1).

NOW, THEREFORE, the COUNTY Board of Supervisors hereby finds, determines, and resolves as follows:

1. FEES remaining in each of the FUNDS identified in Attachment 4B are to be used for the purpose of financing the public improvements described therein.
2. A reasonable relationship exists between the FEES remaining in each of the FUNDS identified in Attachment 4B and the purposes for which those fees were charged. Each of the public improvements described in Attachment 4B is still necessary to mitigate the traffic and other impacts caused by the development project on which the fee was charged. Further, each of these public improvements remains incomplete and the FEES remaining in each of the FUNDS are necessary to finance the future completion of these improvements.
3. The sources and amounts of funding anticipated to complete financing of each of the improvements described in Attachment 4B are also described in Attachment 4B.
4. The approximate dates on which the funding referred to in paragraph No. 3, above, is expected to be deposited into the appropriate fund are indicated in Attachment 4B.

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The foregoing Resolution was adopted on the _____ day of _____, 2015,
by the Board of Supervisors of the County of Los Angeles.

PATRICK OGAWA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

ATTACHMENT 4B

Road Improvement Ad Hoc FY2014-15 Report

Project	From	To	Total Estimated Cost	Department Receipt No.	Date of the Receipt	Fees Collected	Amounts of Funding Anticipated to Complete Financing	Sources of Funding Anticipated to Complete Financing	Approximate Date for Completion of Financing
1 Firestone Boulevard-Alley widening for additional 5 feet 1202 Firestone Boulevard	Hooper Avenue	Zamora Avenue	\$197,000.00	DR 387478	8/31/00	\$8,250.00	\$188,750.00	1224 Firestone Boulevard 1226 Firestone Boulevard 1232 Firestone Boulevard APN 6043-016-013 1240 Firestone Boulevard 1246 Firestone Boulevard Road Fund Contribution	12/2025
2 East Florence Avenue-Road widening for additional 7' 1935 East Florence Avenue			\$2,625,000.00	DR 376496	5/8/00	\$27,000.00	\$2,598,000.00	1929 East Florence Avenue 1917 East Florence Avenue 1909 East Florence Avenue 1901 East Florence Avenue Road Fund Contribution	12/2025
3 Prospect Avenue (PM26316)-Street Improvements	La Crescenta Avenue	Rosemont Avenue	\$7,700,000.00	DR 434853	12/16/02	\$5,300.00	\$7,694,700.00	Road Fund Contribution	12/2025
4 Stoney Creek Road (TR51644-05)-Cul-de-Sac Construction			\$25,000.00	DR 431532	10/21/02	\$18,000.00	\$7,000.00	Road Fund Contribution	12/2025
5 Sepulveda and Vermont Intersection Improvement 1311 Sepulveda Blvd (TR65665)			\$729,000.00	LR570832	4/28/2016	\$75,800.00	\$653,200.00	Road Fund Contribution	12/2025
6 Sepulveda and Normandie Intersection Improvement 1311 Sepulveda Blvd (TR65665)			\$728,500.00	LR570833	4/28/2016	\$728,500.00	\$728,500.00		12/2017